

The logo for Melvyn Danes Estate Agents is a bright yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, lowercase, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, uppercase, sans-serif font.

melvyn
Danes
ESTATE AGENTS

A photograph of a single-story brick house with a dark tiled roof and a chimney. The house has a bay window on the left and several other windows with white frames. The front garden is well-maintained with a brick border, a lawn, and various bushes and trees. The sky is overcast with grey clouds.

Wythwood Road

Hollywood

Offers Around £300,000

Description

An ideal location for this semi detached bungalow now requiring updating throughout on this most popular road close to the local amenities of Wythall and Hollywood.

There are local shops in Hollywood Lane and Drakes Cross Parade on the Alcester Road. The property is situated with easy access to Shirley along Truemans Heath Lane and one can continue back through Hollywood to Sainsbury's at the Maypole island, which also provides access to Birmingham city centre and the southern Birmingham suburbs, along with the Hollywood by-pass which links to the M42, forming the hub of the national motorway network.

There are railway stations nearby at Wythall and Whitlocks End offering commuter services between Birmingham and Stratford upon Avon, and local bus services provide access to the City of Birmingham.

Set back from the road via a tarmacadam driveway with lawned front and side garden and footpath to a UPVC double glazed door opening into the porch with part glazed door into the hallway from which the lounge, kitchen, two bedrooms and modern bathroom are accessed. From the dining room a sliding door opens into the conservatory to the rear garden and a staircase leads to the loft room with eave storage and window to the side.

The small rear garden is paved for ease of maintenance with some flower borders, fencing to boundaries, gated side access and courtesy door to the rear garage with workshop to the rear and up and over door to the driveway.



Accommodation

PORCH

HALLWAY

LOUNGE

18'3 x 11'5 max (5.56m x 3.48m max)

KITCHEN

10'5 x 8'11 (3.18m x 2.72m)

BEDROOM 1

13'11 x 9'0 (4.24m x 2.74m)

BEDROOM 2/DINING ROOM

10'6 x 10'4 (3.20m x 3.15m)

CONSERVATORY

MODERN BATHROOM

LOFT ROOM

20'3 x 14'0 max (6.17m x 4.27m max)

REAR GARDEN

REAR GARAGE



TENURE: We are advised that the property is now freehold, having just been purchased.

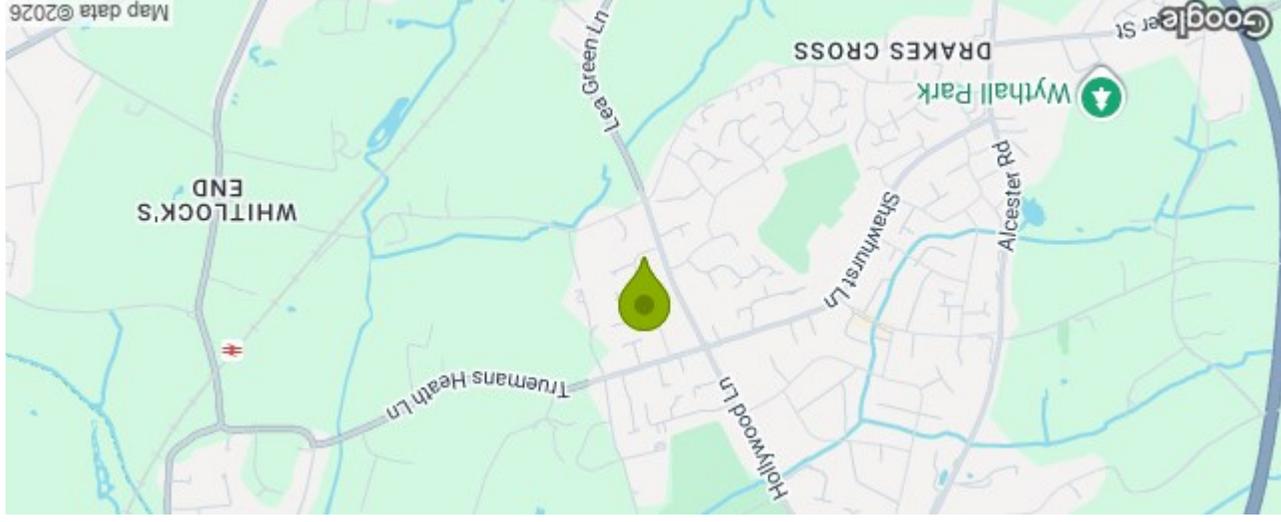
BROADBAND: We understand that the standard broadband download speed at the property is around 16 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 2000 Mbps. Data taken from checker.ofcom.org.uk on 09/09/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 09/09/2025. Please note that actual services available may be different depending on the particular circumstances, precise location and network outages. **VIEWING:** By appointment only with the office on the number below.

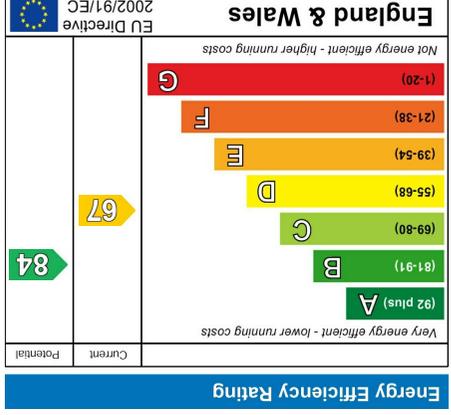
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor. Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



1 Wythwood Road Hollywood B47 5QL Council Tax Band: D



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.